

ORDINANCE NO. 20070412-024

AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 AND ORDINANCE NO. 030731-Z-5 TO REZONE AND CHANGE THE ZONING MAP FROM MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT TO MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT FOR PROPERTY LOCATED AT 10700-11000 AND 11100-11900 BURNET ROAD, 2800 BLOCK OF BRAKER LANE AND 3300 WEST BRAKER LANE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The planned development area is comprised of property originally known as the Multek planned development area ("Multek") and the Domain planned development area ("Domain"). Multek is comprised of approximately 70 acres of land located at 3300 West Braker Lane in Travis County and more particularly described by metes and bounds in Ordinance No. 030731-Z-5. Multek was approved July 31, 2003 under Ordinance No. 030731-Z-5, and amended under Ordinance No. 041216-Z-5b. Domain is comprised of approximately 235 acres of land located at 11400 Burnet Road in Travis County and more particularly described by metes and bounds in Ordinance No. 030731-Z-3. Domain was approved July 31, 2003 under Ordinance No. 030731-Z-3, and amended under Ordinance No. 041216-Z-5a; both Multek and Domain were last amended by Ordinance No. 20061005-044. This ordinance affects a portion of the property identified in the Domain and Multek planned development areas and is shown on the attached Exhibit "A".

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from major industrial planned development area (MI-PDA) combining district to major industrial planned development area (MI-PDA) combining district on the property described in Zoning Case No. C14-06-0121, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Block A, Domain Section 2 Subdivision, and Lot 3, Block A, Multek Subdivision, and Lots 1-B, 1-C, 1-D, and 1-E, Block A, Resubdivision of Lot 1, Block A, Domain Section 2 Subdivision, subdivisions in the City of Austin, Travis County, Texas, as more particularly described in Documents No 200300333, 200400090, and 200600294, respectively, recorded in the Official Public Records of Travis County, Texas (the "Property"),

locally known as 10700-11000 and 11100-11900 Burnet Road, 2800 Block of Braker Lane and 3300 West Braker Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 3. The provisions in Ordinances No. 030731-Z-3 and No. 030731-Z-5 apply to the Property except as otherwise provided in this ordinance. Development of the Property shall conform to the limitations and conditions set forth in this ordinance.

A. The following uses are prohibited uses of the Property:

Monument retail sales	Basic industry
Recycling center	Vehicle storage
Agricultural sales and services	Drop-off recycling collection facility
Scrap and salvage	

B. This section applies to the portion of the Property that was subject to Ordinance No.030731-Z-3.

The maximum density for residential use is 6,000 dwelling units.

C. Sections 9, 10, and 12 of Ordinance No. 030731-Z-3 do not apply to the Property.

D. Sections 7, 8, and 10 of Ordinance No. 030731-Z-5 do not apply to the Property.

E. Section 25-8-341 (*Cut Requirements*) and Section 25-8-342 (*Fill Requirements*) are modified to allow a maximum cut and fill of 12 feet of depth. All cut and fill areas shall be structurally contained.

F. The definition of 'site' in Section 25-1-21(98) and the requirements regarding contiguity under 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) does not apply for purposes of calculating impervious cover.

G. Section 25-8-394(C)(3)(a) (*Uplands Zone*) is modified to increase the multifamily impervious cover limit from 60 percent to 80 percent.

H. The zoning setback requirements set forth in Division 3 (*Industrial Districts*) Section 25-2-601 (*Industrial Park (IP), Major Industry (MI), and Limited Industrial Service (LI) District Regulations*) do not apply to the Property.

- I. Except as provided in Section J, MI site development standards apply to the Property.
- J. The following site development regulations apply:

Minimum lot size (square feet)	0
Minimum lot width	50
Maximum height	308 feet
Maximum building coverage	100%
Maximum floor area ratio	8:1
Setbacks:	
Front	0
Street side yard	0
Interior side yard	0
Rear yard	0

- K. Section 25-4-171 (*Access to Lots*) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive identified in the Design Criteria Chart in Section L.
- L. This section applies to a Major Internal Drive.
1. A Major Internal Drive must have a direct connection to a public street or to another Major Internal Drive that has access to a public street.
 2. Signage, traffic signals, and other traffic control devices may be installed on a Major Internal Drive.
 3. Parking is permitted along a Major Internal Drive as shown in the Design Criteria Chart.
 4. A Major Internal Drive shall comply with the Design Criteria as shown in the chart below.

DESIGN CRITERIA

Major Internal Drive Name	No. of Lanes	Paving	Median	Sidewalk	Parking
Esperanza Blvd	4, divided	44'(only relative to the portion of Esperanza for which owner owns both sides)	Yes (ranges from 12' to 23')	Yes	2 sides
Domain Parkway	4, divided	44'	Yes (ranges from 11' to 22')	Yes	None
Domain Drive	2, divided	15' (Domain-Endeavor side only)	Yes (ranges from 4' to 14')	Yes	None
Palm Way	2	22'	None	Yes	2 sides
Domain Blvd.	2	22'	None	Yes	2 sides
Park Street	2	22'	None	Yes	2 sides
Kramer Lane	2	22'	None	Yes	2 sides

- M. The parkland requirements set forth under Section 25-4, Article 3, Division 5 (*Parkland Dedication*) and Section 25-4-211(A) (*Applicability*) do not apply to the Property. The requirements shall be satisfied through a restrictive covenant that sets out the provisions for providing parkland areas.
- N. Parking. Section 25-6-472(A) and (I) (*Parking Facility Standards*), Section 25-6-473(D) (*Modification of Parking Requirements*); Section 25-6-477(B) (*Bicycle Parking*); Chapter 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) of the City Code, and are modified to permit parking to comply with the standards as set forth in this section.
1. Section 25-6-472(A) (*Parking Facility Standards*) is modified to allow a parking facility for a use to comply with the requirements set forth in this ordinance instead of the requirements in Appendix A (*Tables of Off-Street Parking and Loading*).
 2. Parking spaces. The following regulations apply:
 - a) Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 325 square feet of gross building area.

- b) General office, professional office, medical offices, and other commercial office uses shall provide one parking space for every 400 square feet of gross building area.
- c) A condominium or multifamily residence use shall provide one parking space for each dwelling unit and 0.5 additional parking spaces for each bedroom.
- d) A hotel-motel use shall provide one parking space for every two rooms.
- e) College and university facilities, and primary and secondary educational facilities (private and public) uses shall provide one parking space for every 500 square feet of gross building area.
- f) Outdoor sports and recreation uses shall provide eight parking spaces per playing field.
- g) Off-street parking is not required for: neighborhood parks, amphitheaters and other auditoriums, community centers, pavilions, picnic shelters or tables, playgrounds, swimming pools, basketball/sport courts, or bike rental facilities.
- h) The Director of Watershed Protection and Development Review Department shall determine the parking requirements for a use not listed in this subsection.
- i) Except as otherwise provided in this subsection, bicycle parking shall comply with Chapter 25-6, Appendix A of the City Code.

A condominium or multifamily residential or commercial use shall provide not less than one bicycle parking space for every 60 motor vehicle parking spaces.

- j) Angled, reverse angled and parallel parking spaces are permitted on Major Internal Drives and all internal drives.
3. Parking Design and Construction Standards shall comply with the requirements in the Parking Lot Criteria Chart shown in this subsection.

Parking Lot Criteria

	A	B	C	D		E	F	
	Angle of Parking (degrees)	Width of Stall	Depth of stall 90° to aisle	Width of aisle		Width of stall parallel to aisle	Module width	
				One Way	Two Way		One Way	Two Way
Standard Parking Spaces								

Surface Parking Lots	0 (parallel)	8.5	8.5 (width)	11.0	22	22 (length)	28	39
	45	9.0	17.0	11.0	22	12.9	48	58
	90	9.0	17.5	--	25	9.0	--	60

Commercial Parking Garage	90	9.0	17.0	--	23	9.0	--	57
	60	9.0	18.0	13	--	10.4	49	--
	45	9.0	16.5	12	24	12.7	45	58

Residential Parking Garage	90	9.0	17.0	--	23	9.0	--	57
	60	9.0	18.0	13	--	10.4	49	--
	45	9.0	16.5	12	24	12.7	45	58

4. Loading and Unloading. Section 25-6-592 (*Loading Facility Provisions for the CBD and DMU Zoning District*) applies to the Property except that 25-6-592 (C)(2) is modified to allow loading and unloading in an alley.
- O. Design and Construction of Drainage Facilities and Improvement. The existing on-site detention pond was designed and constructed to over-detain 12 percent, an additional 99 cubic feet per second, of the required detention volume.
- P. Building Placement. The building placement requirements set forth in this section do not apply to Lots 1-B and 1-C, Resubdivision of Lot 1, Block A, Domain Section 2 Subdivision.
1. A principal building shall have a maximum setback of 20 feet from the western edge of the 15-foot electric and telecommunications line easement, Document No. 200300333, that lies adjacent to Burnet Road.

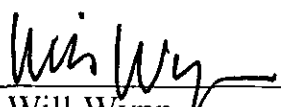
2. Except as otherwise provided in Subsection 3, a parking structure or surface parking lot is prohibited between a building and the east property line that runs along Burnet Road. A hike and bike trail is allowed in this area.
3. For purposes of retaining existing trees in the area of the southwest corner of Burnet Road and Palm Way:
 - a) Subsection 1 of this part does not apply, and
 - b) A parking structure or surface parking lot may be located between a building and the east property line that runs along Burnet Road.
4. A building shall have a minimum of one entrance facing Burnet Road. A pedestrian connection must be provided from the building entrance to the sidewalk adjacent to Burnet Road.
5. An above-ground parking structure shall be screened so that cars are not visible from Burnet Road.

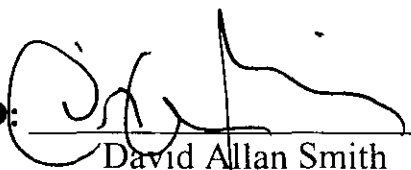

Q. Sidewalk Standard. Burnet Road is not currently a Core Transit Corridor. However, the following standards set forth in Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) apply to the properties adjacent to Burnet Road.

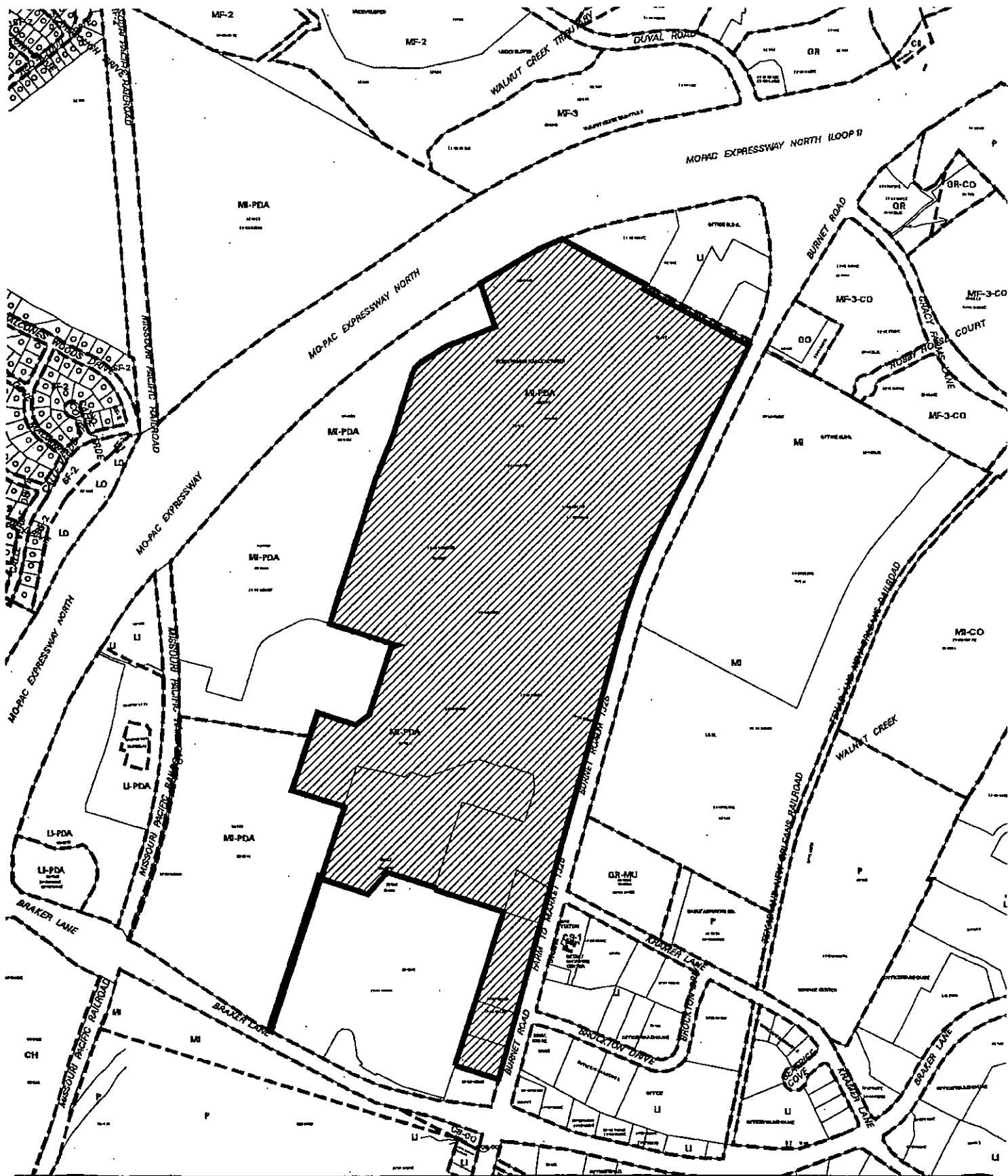
1. Section 2.2.2.B. (*Sidewalks*); Section 2.2.2.B.1. (*Street Tree/Furniture Zone*); Section 2.2.2.B.2. (*Clear Zone*); Section 2.2.2.B.3 (*Utilities*); and Section 2.2.2.C. 1.2.3 (*Supplemental Zone - Optional*).
2. Sidewalks are not required adjacent to Burnet Road until Burnet Road has curb and gutters. Sidewalks shall be constructed according to the North Burnet Gateway Plan.


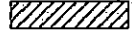

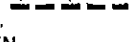
PART 4. This ordinance takes effect on April 23, 2007.

PASSED AND APPROVED

____ April 12 _____, 2007 §
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 § _____ 
 Will Wynn
 Mayor

APPROVED:  _____ **ATTEST:** 
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



 1" = 800'	SUBJECT TRACT 	<h2 style="text-align: center;">ZONING EXHIBIT A</h2>		CITY GRID REFERENCE NUMBER K33;K34	
	PENDING CASE 				
	ZONING BOUNDARY 	CASE #: C14-06-0121 10700-11000 Burnet Rd., 11100-11900 Burnet Rd. ADDRESS: 2800 Block of Braker Ln., 3300 West Braker Ln. and 10701 North MoPac Expressway SUBJECT AREA (acres): 176.194			DATE: 07-01 INTLS: SM
	CASE MGR: J. ROUSSELIN				